GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

ITE&C Dept - Promotions Wing – Allotment of 30 Acres of land to M/s. Sattva Developers Private Limited at Hill No. 4, Madhurawada, Visakhapatnam for setting up IT / ITES Space, Retail, Residential, Data Centers, and consideration of the project under the AP IT & GCC Policy (4.0) 2024-29 for extending incentives towards a proposed investment of INR 1,500 crores with an employment potential of 25,000 jobs – Orders – Issued**.**

INFORMATION TECHNOLOGY, ELECTRONICS AND COMMUNICATION [IT,E&C] (PROMOTIONS) DEPARTMENT

G.O.MS.No.27 Date: 01.08.2025

Read the following

1. G.O.Ms.No.9 IT, E&C (Promotion Wing) Department, Date: 12.12.2024.
2. The proposal of M/s. Sattva Developers Private Limited
3. NF No.APIIC-25/38/2025-PROJSEC-APIIC, dt: 21.07.2025
4. Minutes of State Investment Promotion Committee Meeting, Date: 22.07.2025
5. Minutes of State Investment Promotion Board Meeting, Date: 23.07.2025
6. U.O.No.312 /2025, Date: 24.07.2025 of G.A. (CABINET) Department,

*****

ORDER:

Post the bifurcation of the erstwhile state of Andhra Pradesh, the residual state was deprived of its principal economic and financial hub - Hyderabad, which historically served as the nucleus for information technology, industrial and commercial activities. To restore economic balance and attract substantial investments, it is crucial to develop alternative high-growth economic zones like Visakhapatnam. Initiatives such as offering land at subsidized rates can accelerate this development, positioning Visakhapatnam as a new economic powerhouse for the State.

2. Visakhapatnam (Vizag) has emerged as a prominent IT hub, thanks to its strategic location, excellent connectivity, and well-developed infrastructure. The Government initiatives such as the development of IT parks and special economic zones drew major IT companies to the region. With continued government support and a talented workforce, Vizag is poised to attract even more IT investments and further solidify its position as a leading technology center in India.

3. In the reference 1, the Government of Andhra Pradesh issued the Andhra Pradesh IT & GCC Policy (4.0) 2024-29 to strengthen infrastructure (Co-working and neighborhood spaces), boost employment, and attract global IT firms and GCCs including Fortune 500 companies.

(P.T.O)

4. In the reference 2, Sattva Group informed as follows: *"…Sattva group is one of India's leading property development, management and consulting organizations. It has been successful in developing projects in the field of Residential, Commercial IT/ITES Parks, Retail, Education, Co-working Space, Co-Living Space, Design & Build Solutions, Hospitality, Corporate Interiors, Facility and Property Management services and Data Centres. The Company was founded in the year 1993, in Bengaluru. The Group has its footprints across India and is present in 8 cities across the country. The Company now has 80 million sq. ft. of constructed space and another 88 million sq. ft. in various stages of development. The Group has completed more than 144 projects in various sectors. M/s. Sattva Developers Private Limited has submitted a proposal for setting up IT / ITES Space, Retail, Residential and Data Centers at Visakhapatnam with an investment of INR 1,500 crores with an employment potential of 25,000 jobs".*

5. In the reference 3, the APIIC identified 30 acres of land at Plot Nos. UDL1, UDL2, and UDL3, Hill No. 4, Madhurawada, Visakhapatnam district. The company requested land at a subsidized price. The Andhra Pradesh Economic Development Board (APEDB) after evaluating, recommended the proposal to the Consultative Committee on Information Technology and Electronics investments (CCITEI). The CCITEI, in the meeting held on 21.07.2025 forwarded the proposal to the SIPC (State Investment Promotion Committee). In its meeting held on 22.07.2025, the SIPC approved the same, and recommended that the proposal be placed before State Investment Promotion Board (SIPB).

6. Accordingly, the proposal was placed before the SIPB meeting which was held on 23.07.2025. The SIPB based on the recommendations from SIPC decided as follows:

A. Approval for allotment of 30 acres of land at Plot Nos. UDL1, UDL2, and UDL3, Hill No. 4, Madhurawada, Visakhapatnam at INR 1.50 Cr per acre.

B. Approval of the project under the IT Infrastructure developer category in AP IT & GCC Policy (4.0) 2024-29 for extending incentives as per policy.

C. The project proponent is allowed to use mixed usage up to 50% in the allotted land.

D. The company shall commence commercial operations as per the following implementation schedule:

- *a. Year 1 to 3: Completion of 1 million sq. ft., including IT office space and other mixed development.*
- *b. Year 3 to 5: Full-scale ramp-up and completion of remaining 9 million sq. ft. of mixed development.*

E. VMRDA is directed to lay the master plan road.

7. The Government after careful examination of the proposal and keeping in the view the recommendations the SIPB and the Honorable Council of Ministers, hereby approves the allotment of 30 acres of land at Plot Nos. UDL1, UDL2, and UDL3, Hill No. 4, Madhurawada, Visakhapatnam, at a rate of INR 1.50 crore per acre, and for considering the project under the *"IT Infrastructure Developer category*" in the AP IT & GCC Policy (4.0) 2024-29, with incentives extended as per the policy. The project

(Contd…3)

proponent is permitted to utilize up to 50 percent (%) of the allotted land for mixed usage, and the shall commence commercial operations as per the following implementation schedule: during Years 1 to 3, completion of 1 million sq. ft. including IT office space and other mixed development and during Years 3 to 5, full-scale ramp-up and completion of the remaining 9 million sq. ft. of mixed development. Further, VMRDA is directed to lay the master plan road. This allotment is for setting up IT / ITES Space, Retail, Residential, Data Centers with proposed investment of INR 1,500 crores and employment potential of 25,000 jobs.

8. The MD, APTS and the VC and MD, APIIC is requested to take necessary action.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

BHASKAR KATAMNENI
SECRETARY TO GOVERNMENT

To
M/s. Sattva Developers Private Limited
The Spl. Chief Secretary to Government, Revenue (CT) Department
The Secretary to Govt., Industries and Commerce Dept.
The Principal Secretary to Government, Finance Department
The Principal Secretary to Government, Energy, I&I Department
The Principal Secretary to Government, MA&UD Dept.
The Director, Industries, Andhra Pradesh
The VC&MD, APIIC Ltd, Vijayawada.
The CEO, APEDB, Mangalagiri.
The MD, APTS , Vijayawada
The District Collector and Magistrate, Visakhapatnam District.
The Commissioner, GVMC, Visakhapatnam.
The Commissioner, VMRDA, Visakhapatnam.
The VC&MD, VUDA, Visakhapatnam.
The CMD, APEPDCL, Visakhapatnam.

Copy to:
The OSD to Hon'ble Minister for Information Technology, Andhra Pradesh
The DC, VSEZ, Visakhapatnam
The PS to Principal Secretary to Hon'ble Chief Minister
The CEO, Andhra Pradesh Economic Development Board
The Director, Airport Authority, Visakhapatnam
The LET & F (Employment) Department.
The Law (B) Department
The GM, DIC, Visakhapatnam
The ZM, APIIC, Visakhapatnam
The ZM, APIIC, Special Projects Zone, Visakhapatnam.
The P.S. to Secretary to Government & CIP
The P.S. to Secretary/Special Secretary to Government, IT, E&C Department
SC/SF

//FORWARDED::BY ORDER//

SECTION OFFICER